



**City of Dacula**  
 P. O. Box 400  
 Dacula, GA 30019  
 (770) 962-0055 / Fax (770) 513-2187

**REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.  
 (Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>WREG Harbins Land, LLC</u>	NAME <u>WREG Harbins Land, LLC</u>
ADDRESS <u>1958 Monroe Dr NE</u>	ADDRESS <u>1958 Monroe Dr NE</u>
CITY <u>Atlanta</u>	CITY <u>Atlanta</u>
STATE <u>GA</u> ZIP <u>30324</u>	STATE <u>GA</u> ZIP <u>30324</u>
PHONE <u>404-920-5067</u> FAX _____	PHONE <u>404-920-5067</u> FAX _____

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

*\* Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).*

CONTACT PERSON Robbie Swan  
 COMPANY NAME Watkins Real Estate Group  
 ADDRESS 1958 Monroe DR NE  
Atlanta, GA 30324  
 PHONE 404-920-5067 FAX \_\_\_\_\_  
 EMAIL rswan@watkinsreg.com

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT PMUD  
 LAND LOT(S) 300 PARCEL # 139 DISTRICT(S) 5 ACREAGE 6.37

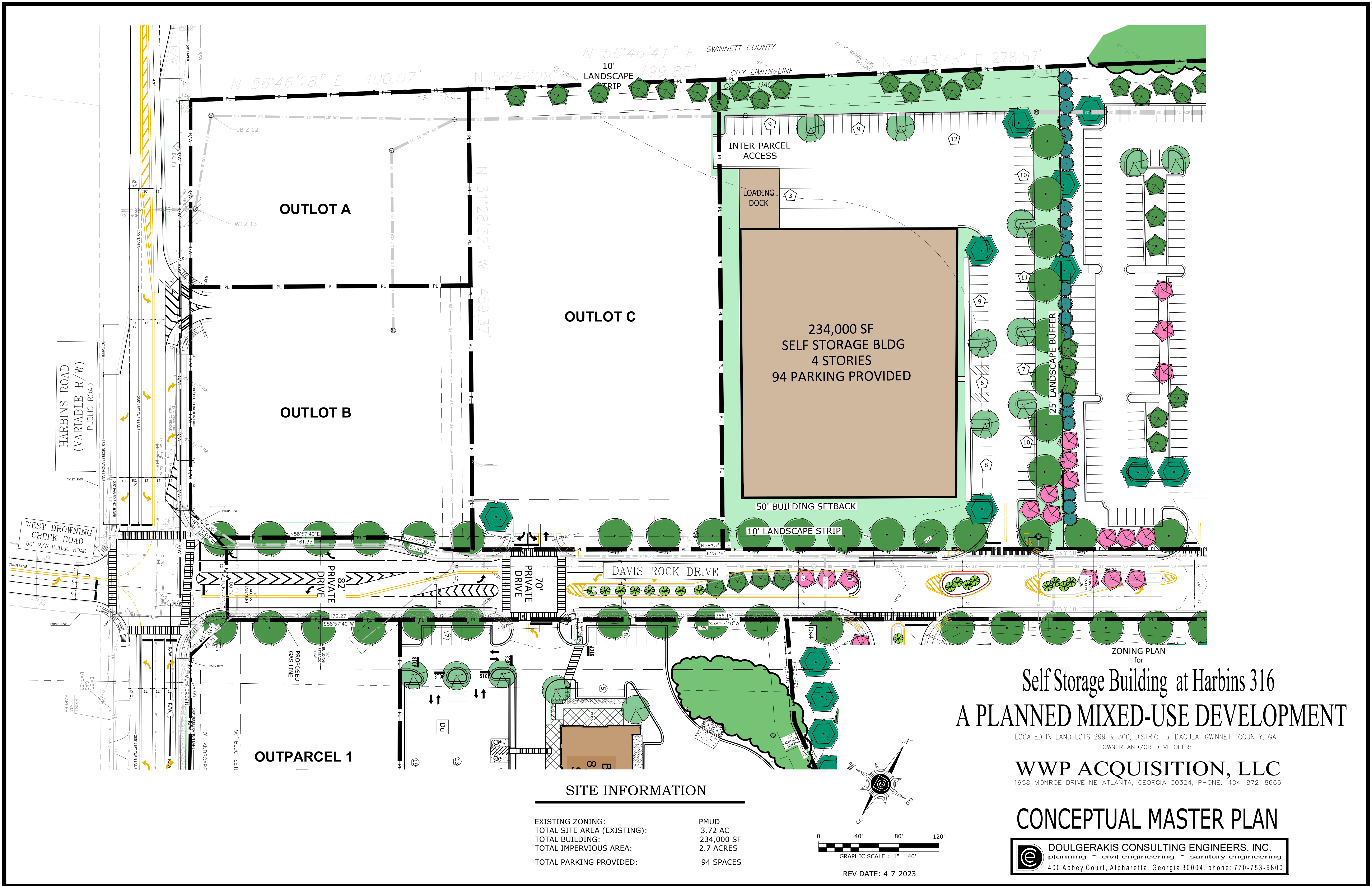
PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_  
Requesting special use for maximum 4 story 384,000 sq ft climate controlled self storage facility with parking of 2 spaces for the office and 1 per 5000 sq ft.

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS _____ DWELLING UNIT SIDE (SQ. FT.) _____	NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS <u>1</u> TOTAL GROSS SQ. FEET <u>384,000</u>
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**LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY**

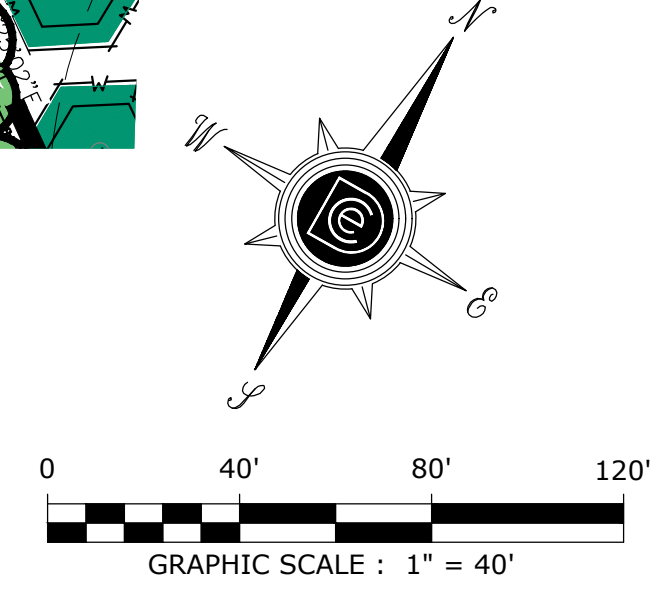
\*\*\* PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED \*\*\*

**CASE NUMBER**



**SITE INFORMATION**

EXISTING ZONING:	PMUD
TOTAL SITE AREA (EXISTING):	3.72 AC
TOTAL BUILDING:	234,000 SF
TOTAL IMPERVIOUS AREA:	2.7 ACRES
TOTAL PARKING PROVIDED:	94 SPACES



REV DATE: 4-7-2023

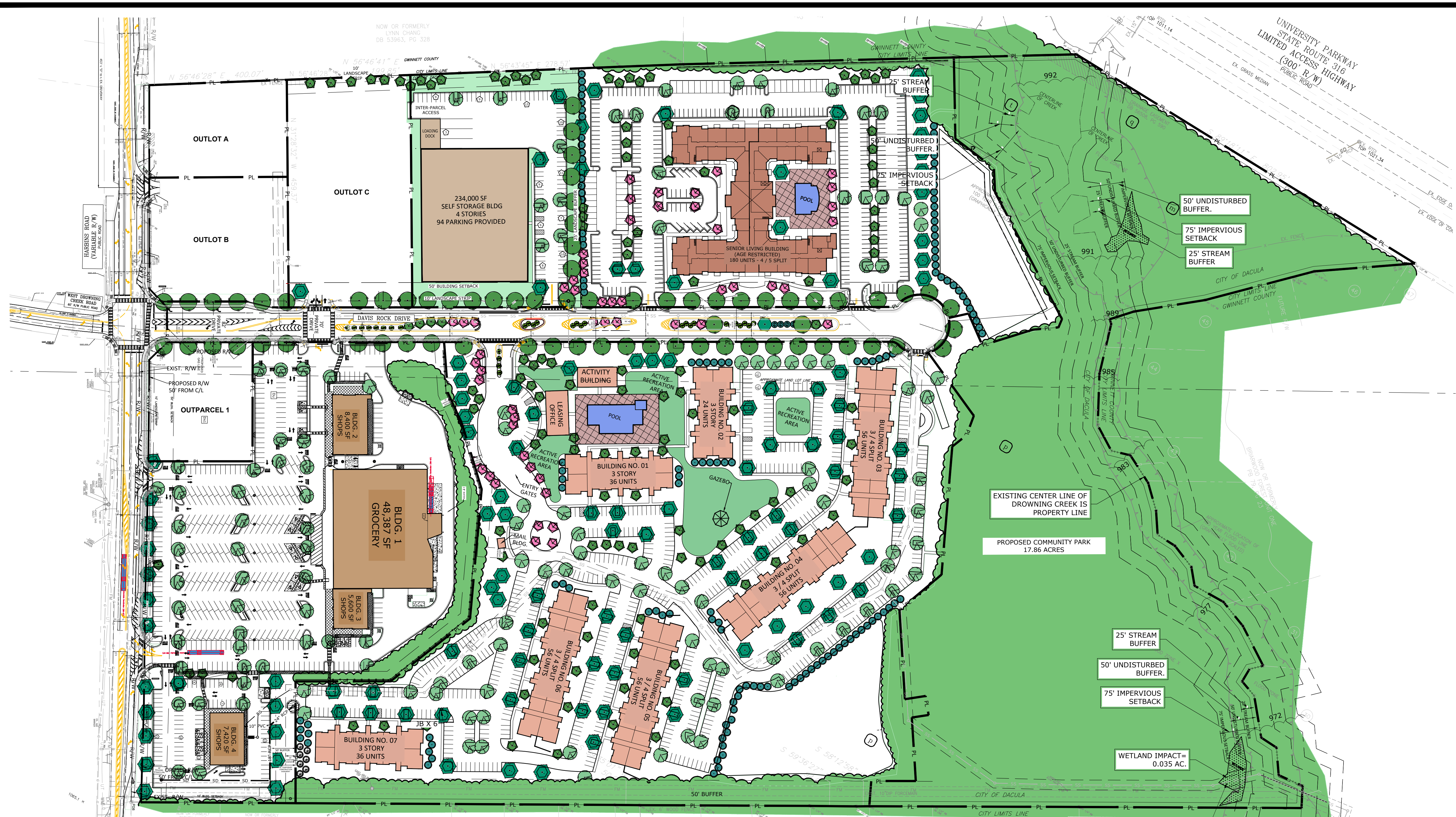
**Self Storage Building at Harbins 316**  
**A PLANNED MIXED-USE DEVELOPMENT**

LOCATED IN LAND LOTS 299 & 300, DISTRICT 5, DACULA, GWINNETT COUNTY, GA  
 OWNER AND/OR DEVELOPER:

**WWP ACQUISITION, LLC**  
 1958 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666

**CONCEPTUAL MASTER PLAN**

**DOULGERAKIS CONSULTING ENGINEERS, INC.**  
 planning \* civil engineering \* sanitary engineering  
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800



# Harbins 316

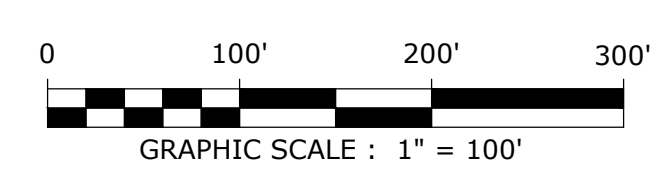
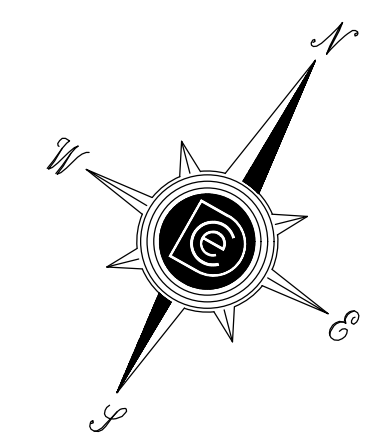
## A PLANNED MIXED-USE DEVELOPMENT

LOCATED IN LAND LOTS 299 & 300, DISTRICT 5, DACULA, GWINNETT COUNTY, GA  
 OWNER AND/OR DEVELOPER:

**WWP ACQUISITION, LLC**  
 1958 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666

### CONCEPTUAL MASTER PLAN

**DOULGERAKIS CONSULTING ENGINEERS, INC.**  
 planning \* civil engineering \* sanitary engineering  
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800



REV DATE: 4-7-2023

## Letter of Intent – Special Use Permit – Self Storage

This Special Use Permit request is for the 6.37 acres on the north side of Davis Rock Drive in the mixed use development known as Harbins 316 (“Subject Property”) to allow a maximum 4 story self-storage facility up to 384,000 sq ft with a minimum parking requirement 2 per office plus 1 space per 5,000 sq ft.

WREG Harbins Land, LLC is the owner and applicant and is controlled by Watkins Real Estate Group (“Watkins”), who is the master developer. Watkins is also the current developer for the Publix anchored shopping center and out parcels associated with Harbins 316 and has been actively developing the project for over a year.

Since Harbins 316 was rezoned on July 1 2021, Watkins has been marketing the master development and Subject Property for retail uses. The demand for the Publix anchored shopping center and out parcels that front onto Harbins Road has been well received, however the Subject property has been slower to gain interest due to its lack of visibility location further back into the master development. Watkins has worked with several retail tenants who have ultimately turned the site down due to the above referenced limitation of the site.

During the marketing a development of the master site, Watkins has received great interest for a first-class self-storage facility. This is due to the lack of inventory in the market and potential for self-storage need generated from the 320 apartments and 180 senior living apartments within Harbins 316. Apartment renters are more likely to need self-storage facilities due to the smaller apartment square footage.

Watkins, being the prospective developer for the multifamily and senior living communities, believes the self-storage facility will be a great amenity for the potential renters and also for the surrounding community as well as help acceleration the full development of the Harbins 316 project. The commercial use will have little to no impact on local community services such as police, fire, transportation, and schools. The building design standards will be first class in nature and governed by not only this rezoning but also the Harbins 316 property owners’ association.

In closing, we believe the use to be consistent with the future land use map and current zoning as a commercial use. The location of the facility will be back off Harbins Road and the architectural standards will be consistent with the design elements used throughout Harbins 316 to ensure a constant design. The storage facility is needed not only in the community but also within the Harbins 316 development and will be an amenity for the apartment residents. It has been a pleasure working in Dacula and we appreciate your consideration.

PLAT BY: 00156 P. 00254  
 Received: 10/10/2022 10:45:28 PM  
 21055517 Pages: 3 Fees: \$30.00  
 Thera P Garner  
 Clerk of Superior Court, Gwinnett County, GA  
 of the ParagonID (ID: 00118024)

# EXEMPTION PLAT

## FOR

# WREG Harbins Land, LLC

### LAND LOTS 299 & 300 5th DISTRICT

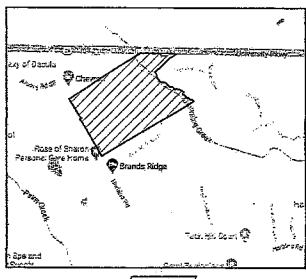
### CITY OF DACULA, GWINNETT COUNTY, GEORGIA

**TSS**  
 TECHNICAL SURVEY SERVICES  
 AND SURVEYING  
 1541 Avenue Blvd, SW  
 Covington, Georgia 30021  
 (770) 221-6991 Office  
 (770) 221-9717 Fax  
 www.tss-survey.com

Date	07/15/22
Revision	
REVISION COMMENTS	
No.	
Field Date:	11/14/2022
Plat Date:	05/02/2022
Scale:	AS SHOWN

DESIGNED FOR CLINIC BY SUPERIOR COURT RECORDING INFORMATION

- LEGEND**
- RFW RW FOUND
  - RFS RW SET
  - RSB RW SET
  - OPN OPEN TOP PIPE
  - OPM OPEN TOP MET
  - MAN MANHOLE
  - DI DROP INLET
  - DIW DROP W/LET
  - RIW RIGID TOP DROP INLET
  - REDNW REDUCED WALL
  - CONM CORRUGATED METAL PIPE
  - RCM REINFORCED CONCRETE PIPE
  - DCM DUCTILE IRON PIPE
  - FW FIRE HYDRANT
  - WM WATER METER
  - WV WATER VALVE
  - OV VALVE
  - 24" C&G 24" CURB & GUTTER
  - COX COX WIRE
  - PP POWER POLE
  - LEP LEFT POLE
  - SEP SEWER LINE
  - FLP FLOOD LINE
  - TEL TELEPHONE LINE
  - FWL FENCED LINE
  - WL WATER LINE
  - 15 REDUCED PARKING SPACES
  - 1 HANDICAP PARKING SPACE
  - TRANS TRANSFORMER
  - CONC CONCRETE FINISH



**OVERALL TRACT =**  
**73.877 ACRES**  
**3,218,095 SQ. FEET**

**OWNER INFORMATION**  
 WATKINS REAL ESTATE GROUP  
 1558 MONROE DRIVE NE  
 ATLANTA, GEORGIA 30324  
 404-522-4330

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS ARE TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION.

DATED THIS \_\_\_\_\_  
 GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION

**PUBLIC NOTICE-DRAINAGE**  
**DRAINAGE AND STREAM BUFFER - NOTES**  
 a. NOTE THE CITY OF DACULA ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL CHANNELS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CHANNELS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF DACULA DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EXISTENCE BEFORE THE STREET RIGHT-OF-WAY.  
 b. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.  
 c. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEETS THE REQUIREMENTS OF THE PUBLIC SEWER SYSTEM TO SERVE THESE LOTS.  
 DATED \_\_\_\_\_

- GENERAL NOTES**
- CITY OF DACULA DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
  - GWINNETT COUNTY TO PROVIDE WATER AND SEWER.

**EXISTING PARCELS**  
 PARCEL ID: 5300 138  
 PARCEL ID: 5300 140  
 PARCEL ID: 5300 141  
 PARCEL ID: 5300 143  
 PARCEL ID: 5308 071  
 PARCEL ID: 5308 205

**ZONING NOTE**  
 THE SUBJECT PROPERTY IS ZONED PWD0 (PLANNED MIXED-USE DISTRICT)

**OFFICIAL OF THE PUBLIC SEWER SYSTEM**  
 PROVIDING SERVICE TO THE SUBDIVISION

**SITE ADDRESS**  
 852 HARBINS ROAD  
 DACULA, GEORGIA 30019

**FLOOD NOTE**  
 A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA ZONE AE (WHICH IS DESIGNATED AS A REGULATORY FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM DATED SEPTEMBER 20, 2006. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DESIGNATED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

**PLAT APPROVAL (CITY OF DACULA)**  
 THE WATER OF THE CITY OF DACULA, GEORGIA, HEREBY ACCEPTS THAT THIS PLAT COMPLES WITH THE CITY OF DACULA ZONING RESOLUTION, AND THE CITY OF DACULA DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER APPLICABLE CITY, COUNTY, OR STATE DEPARTMENTS, AS APPROPRIATE, AND THE CITY COUNCIL OF THE CITY OF DACULA. THE WATER HEREBY ACCEPTS ON BEHALF OF THE CITY OF DACULA THE DEDICATION OF THE RIGHT-OF-WAY OF ALL PUBLIC STREETS, PUBLIC WATER, SEWER, AND OTHER PUBLIC UTILITIES AND APPURTENANCES SHOWN THEREON, FURTHER, THE CITY OF DACULA HEREBY ACCEPTS ON BEHALF OF THE GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY ALL WATER AND SEWER EASEMENTS. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF DACULA.

**OWNER'S ACKNOWLEDGEMENT AND DECLARATION**  
 (STATE OF GEORGIA)  
 (COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOR ALL STREETS, SEWER COLLECTION, LEFT EASEMENTS, DRAINS, EASEMENTS, AND OTHER PUBLIC UTILITIES AND APPURTENANCES THEREON, SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WREG Harbins Land, LLC, a Georgia limited liability company  
 By: Watkins Real Estate Group, Inc., a Georgia corporation, its attorney  
 SUBDIVIDER BY: *[Signature]*  
 Name: James G. Levy, Title: President  
 DATE: 9/28/2022



WREG Harbins Land, LLC, a Georgia limited liability company  
 By: Watkins Real Estate Group, Inc., a Georgia corporation, its attorney  
 OWNER BY: *[Signature]*  
 Name: James G. Levy, Title: President  
 DATE: 9/28/2022

**CONFIRMATION STATEMENT**  
 This survey was prepared in conformity with the Technical Standards for Professional Surveyors in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-5-67.

**CLOSURE STATEMENT**  
 THE FIELD WORK UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PROVISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.  
 ALL \_\_\_\_\_ CORNER STAKES AND ALL DIMENSIONS SHOWN HEREON WERE USED TO CORRECT THE LINE AND ANGULAR ERROR AND TO CORRECT THE INTERIOR OF THIS PLAT.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN \_\_\_\_\_ FEET.

**SURVEYOR'S CERTIFICATION**

As required by subsection (c) of O.C.G.A. Section 15-5-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat or as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-5-67.

Aubrey J. Allen, R.L.S. #3138  
 Date: May 28, 2022



PLAT #: 00156 P. 00255  
 Record#: 16100022 04-15 P/B  
 221059177 Pages: 5 Fees: \$30.00  
 Title: P Center  
 Clerk: C. G. Gentry, Clerk, Oconee County, GA  
 File #: PAR-2020-00156

DESIGNED FOR CLINIC OF SHERIFF  
 COURT RECORDING INFORMATION



- LEGEND**
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  - IRON PIN SET
  - TBM
  - OPEN TOP PIPE
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  - MANHOLE
  - CATCH BASIN
  - DRAIN INLET
  - JUNCTION BOX
  - RAINFALL TOP DRAIN INLET
  - HEADWALL
  - CORRUGATED METAL PIPE
  - REINFORCED CONCRETE PIPE
  - CASTLE IRON PIPE
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#### Legal Description

That tract or parcel of land lying and being situated in Gwinnett County, Georgia and being more particularly described the "Commercial/Office/Industrial Tract" in Plat Book 156, Page 254-256, filed October 10, 2022.



Examples





**APPLICANT CERTIFICATION**

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant James G. Levy Date 3/9/2023  
Type or Print Name/Title James G. Levy / Manager  
Notary Public [Signature] Date 03/09/2023



**PROPERTY OWNER CERTIFICATION**

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner James G. Levy Date 3/9/2023  
Type or Print Name/Title James G. Levy / Manager  
Notary Public [Signature] Date 03/09/2023



**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ADJOINING PROPERTY OWNER(S)  
RECORD NOTIFICATION

DATE: \_\_\_\_\_

TO: \_\_\_\_\_

(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: WREG Harbins, Land LLC

RE: Application Case #: \_\_\_\_\_

Application Case #: \_\_\_\_\_

Application Case #: \_\_\_\_\_

Property Location: 5th District, Land Lot 300 Parcel 139

LOCATION/ADDRESS: 2544 Davis Rock Dr, Dacula, GA 30019

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You are hereby notified that an application a zoning change from PMUD  
to PMUD - Special Use Permit has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,  
442 Harbins Rd., Dacula, Georgia on \_\_\_\_\_ at 6:00 P. M. in the Council  
Chambers. (date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,  
Dacula, Georgia on \_\_\_\_\_ at 7:00 P. M. in the Council Chambers.  
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public  
hearings.

Thank you.

Adjoining Property Owners List

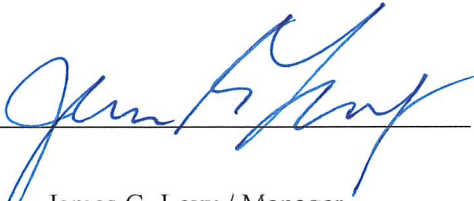
WREG Harbins Land, LLC

Special Use Permit

<b>Adjoining Property Owner / Tax Parcel</b>	<b>Mailing Address</b>
WREG Harbins Land LLC / 5300 141	1958 Monroe Dr. NE, Atlanta, GA 30324
WREG Harbins Land LLC / 5300 140	1958 Monroe Dr. NE, Atlanta, GA 30324
WREG Harbins Land LLC / 5300 145	1958 Monroe Dr. NE, Atlanta, GA 30324
Lynn and Tai Bing Chang / 5300 074	1598 Brandon SQ, Lawrenceville, GA 30044

**CONFLICT OF INTEREST CERTIFICATION**

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant  Date 3/9/2023  
Type or Print Name/Title James G. Levy / Manager

Signature of Applicant' Attorney \_\_\_\_\_ Date \_\_\_\_\_  
Type or Print Name/Title \_\_\_\_\_

Notary Public  Date 03/09/2023

(Notary Seal)



**Official Use Only**

DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

RECEIVED BY \_\_\_\_\_



## City of Dacula

P. O. Box 400  
Dacula, GA 30019  
(770) 962-0055 / Fax (770) 513-2187

### IMPACT ANALYSIS STATEMENT

As required by the Zoning Resolution of the City of Dacula, the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power. **ALL APPLICATIONS MUST BE COMPLETED WITH THE COMPLETED IMPACT ANALYSIS STATEMENT.**

DATE 3/8/2023 APPLICANT WREG Harbins Land, LLC

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, the use will provide a commercial service that will be needed not only within our development, but also the surrounding area. The use is consistent with the surrounding commercial uses
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No, the use will enhance the existing use of nearby properties by providing a needed commercial use.
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Owner has marketed the property for its current use and has had no interest, therefore it does not have reasonable economic use as currently zoned.
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No, the special use permit will cause less use of existing streets, transportation facilities, utilities, and no impact on schools.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes. Future land use is Community Mixed Activity Use Center. This is a commercial use that would fit into that description.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: The use would serve a huge need not only in the Harbins 316 Development but also the surrounding area. The subject use is also internal to the site and will have architectural standards to ensure the highest quality and consistency throughout the development.



City of Dacula  
P. O. Box 400  
Dacula, GA 30019  
(770) 962-0055 / Fax (770) 513-2187

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

If the answer is *Yes*, please complete the following section:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <i>(within last 2 years)</i>
_____		
_____		
_____		
_____		

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

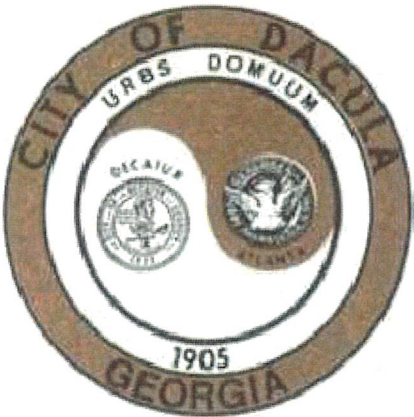
If the answer is *Yes*, please complete the following section:

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>
_____		
_____		
_____		
_____		

*(Attach additional sheets if necessary to disclose or describe all contributions/gifts)*



**Economic and Community Infrastructure Facilities Impact  
Worksheet**



**To be completed and submitted with applications for:  
Annexation, Rezoning, Change of Conditions,  
Special Use Permit, Special Exception, or Variance.**

Date Received: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

**Proposed Project Information**

Name of Proposed Project: Harbins 316 – Self Storage 6 Acres  
Developer/Applicant: WREG Harbins Land, LLC  
Telephone: 404-920-5067  
Fax:  
Email(s): rswan@watkinsreg.com

**Economic Impacts**

Estimated Value at Build-Out:  
\$15 M

Will the proposed project generate population and/or employment increases in the area?  
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

No population increases. Five total jobs. All major infrastructure is in place.

How many short-term and /or long-term jobs will the development generate?  
Max 5 long term jobs.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:  
150,000

Is the regional work force sufficient to fill the demand created by the proposed project?  
Yes

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site:  
Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?  
138 GPD GPD

Is sufficient water supply capacity available to serve the proposed project?  
Yes

If no, are there any current plans to expand existing water supply capacity?  
N/A

If there are plans to expand the existing water supply capacity, briefly describe below:  
N/A

If water line extension is required to serve this project, how much additional line (in feet) will be required?  
N/A

### **Wastewater Disposal**

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?  
138 GPD

Name of wastewater treatment provider for this site:  
Gwinnett County

Is sufficient wastewater treatment capacity available to serve this proposed project?  
Yes

If no, are there any current plans to expand existing wastewater treatment capacity?  
N/A

If there are plans to expand existing wastewater treatment capacity, briefly describe below:  
N/A

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?  
N/A

### **Land Transportation**

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?  
The original Daily Trips for the overall Harbins 316 Project was estimated at 10,319 trips, which included the subject property. The proposed use would have less trips than originally planned.

List any traffic and/or road improvements being made and how they would affect the subject area.  
Developer is already planning on widening Harbins Road and W Drowning Creek Road and installing a traffic light at Harbins and W Drowning Creek. No further improvements are needed.

### **Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)?  
43 tons

Is sufficient landfill capacity available to serve this proposed project?

Yes

If no, are there any current plans to expand existing landfill capacity?

N/A

If there are plans to expand existing landfill capacity, briefly describe below:

N/A

Will any hazardous waste be generated by the development? If yes, please explain below:

No

### **Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

74.8%

Is the site located in a water supply watershed?

Yes

If yes, list the watershed(s) name(s) below:

Alcovy and Apalachee

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management: The master project has water quality and storm water management basins per the guidelines of the Georgia Storm water management manual. This site would drain into those basins.

### **Environmental Quality**

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

Alcovy and Apalachee

2. Significant groundwater recharge areas?

No

3. Wetlands?

No

4. Protected river corridors?

No

5. Floodplains?

No

6. Historic resources?

No

7. Other environmentally sensitive resources?

No

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

N/A

**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

None

Libraries?

None

Fire, Police, or EMS

Given the self storage business we think this would have less of an impact when compared to other commercial uses.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

None

**Additional Comments:**

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